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Level 4
99 Melbourne Street
Brisbane, QLD 4000
www.stockland.com.au

T 07 3305 8600
F 07 3305 8702



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STOCKLAND'S TIPS FOR CHOOSING THE RIGHT BUILDER

For media enquiries

Lisa Calautti
Pitch Public Relations
M +61 (0)403 158 205
lisa@pitchpr.com.au

Stephanie James
Media Relations Manager
Stockland
T +61 (0)2 9035 2492
M +61 (0)438 329 762

Building your brand new dream home is an exciting time but selecting the right builder to make this dream a reality is a vital part of the process.

Your builder is an integral part of your home building journey and to kick-start the process there are two key factors to choosing the right builder for you and your family.

David Laner, Queensland General Manager for Residential Communities, said that when embarking on a search for a builder, having a vision of your new home in mind, in addition to an idea of your budget, should rank at the top of your checklist.

“Stockland is proud to have helped thousands of Queensland families make their home building dreams a reality and we are proud of our reputation as Australia’s leading creator of masterplanned communities,” Mr Laner said.

There is lots to consider when starting your building journey, and some key considerations include: How big a house does my family require?; How many bedrooms do I need?; Do I need to consider a bigger home for a growing family; or Do I need a smaller home to realise my dream of downsizing?.

“It is also important carefully plan the design and type of kitchen and living areas you’ll need as today’s way of living makes these spaces the heart of the home,” he said.

“Once you feel adequately armed with all the knowledge of what you and your family need and want for your lifestyle, you are ready to embark on the exciting search for your builder.”

Stockland’s 5 top tips for choosing your builder:

1. Visit display villages

Spend some time walking through as many display homes as possible at a Stockland Display Village. There is nothing like stepping foot in a real life display home to get an up close and personal glimpse of fittings, finishes and layouts. Most of all, walking through a display home gives you a chance to envision yourself living in your future home.

2. Check the prices

Before you fall in love with your dream display home make sure you check it is within your budget. Many display homes are built with the higher end options

when there are levels of finishes available. Ask for an “as displayed price” so you know exactly what you are getting.

3. Do your research

Seek inspiration from builder websites for your perfect home design. Reputation and longevity are vital in the building industry, so find out how long the builder has been in business and research past customer reviews. If the builder doesn't have a display home, ask if you can visit a home currently under construction.

4. List your priorities

Also as part of your research, it pays to create a ‘top must haves’ list to help you narrow down the features your new home must have, and those you could live without if your budget does not permit.

5. Ask questions

It is important to ask your builder how they manage all steps of the building process. Find out if they lodge your design application with Stockland and if they take care of council approvals. What is included in the final price? Is it a fixed price or can things such as site works change this final costing?

Other considerations include: how much does it cost to customise a design to add a bigger bedroom or add an extra door in the garage or make a kitchen bench bigger? Also, what is their building timeframe? While wet weather can delay construction, having a realistic timeframe in writing ensures peace of mind.

To find out more about building your brand new home at a Stockland community in Queensland, visit a Stockland Sales and Information Centre at your chosen community, call 13 LAND (13 5263) or visit www.stockland.com/residential/qld.

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About Stockland: Stockland (ASX: SGP) was founded in 1952 and has grown to become one of Australia's largest diversified property groups – owning, developing and managing a large portfolio of retail town centres, workplace and logistics assets, residential communities and retirement living villages. Stockland is recognised as one of the most sustainable real estate companies in the world by the Dow Jones Sustainability Index (DJSI) and as a Global Sector Leader by the Global Real Estate Sustainability Benchmark. Stockland is also an Employer of Choice for Gender Equality, as recognised by the Workplace Gender Equality Agency. www.stockland.com.au